

MINUTES
ALACHUA COUNTY VALUE ADJUSTMENT BOARD

County Administration Building
Grace Knight Conference Room
12 Southeast First Street
Gainesville, Florida

Thursday, February 23, 2012 2:00 p.m.

PRESENT: Paula M. DeLaney, Chair, Susan Baird, Vice Chair, Barbara Sharpe, School Board Member, Kirk Smith, Citizen appointed by School Board, Ruben Ramos, Citizen member appointed by the County Commission.

ALSO PRESENT: J.K. "Buddy" Irby, Clerk of the Court, Jean Sperbeck Clerk/VAB Attorney, Linda Schoellhorn, Deputy Clerk, Deanne Williams, Deputy Clerk, Ed Crapo, Property Appraiser, Val Bates, Property Appraiser Attorney, Wendy Sapp, Property Appraiser.

The meeting was called to order at 2:04 pm.

1. Approval of Agenda

School Board member Sharpe moved to approve the agenda. The motion carried 5-0.

2. Approve minutes of the December 8, 2011 1st Certification meeting

School Board member Sharpe moved to approve the minutes. The motion carried 5-0.

3. VAB Attorney & Magistrates – Authorize Clerk to advertise, interview and negotiate contract for 2012 VAB year for VAB Attorney and advertise for Magistrate Applications

School Board member Sharpe moved to authorize the Clerk to advertise, interview, and negotiate contracts for 2012 VAB Attorney and advertise for Magistrate Applications. The motion carried 5-0.

4. ADA Self Evaluation and training – Authorize Clerk to arrange to have ADA evaluation done for VAB process

School Board member Sharpe moved to authorize the Clerk to arrange ADA evaluation for the VAB process. The motion carried 5-0.

5. ADA Accommodation Request for Petition 2011-050-V, HD – Jean Sperbeck

Attorney Sperbeck presented the above item.

Citizen Member Smith moved to authorize the Clerk to move forward with the ADA accommodation request for Petition 50, by engaging a court reporter for real-time court reporting in conjunction with go to meeting to provide internet access to the hearing. The motion carried 5-0.

6. Consideration of Findings of Fact and Conclusions of Law on Petitions Heard by the Special Magistrates
7. Disclosure of any Ex Parte communications related to petitions reviewed today.

No members had any Ex Parte communications to disclose.

- Request for 'Good Cause' Determinations regarding late filed application for Organizational Exemption

- Petition # [Recommends Denial](#)

2011-051-O Johnson Chapel Missionary Baptist Church

Citizen member Ramos moved to approve the Magistrates recommendation to deny Petition 51. The motion carried 5-0.

- Petitions relating to assessments

- Petition # [Recommends Denial](#)

2011-058-V	Ashok Kumar
2011-059-V	Harden & Winkel
2011-065-V	CIG Real Estate LLC
2011-066-V	Samuel Dhanraj
2011-067-V	Angel & Ivette Reyes
2011-071-V	Don Ahrens
2011-072-V	Don Ahrens
2011-073-V	Don Ahrens
2011-074-V	Don Ahrens
2011-082-V	Gainesville State Bank
2011-083-V	Compass Bank
2011-104-V	Positive Images Plus Inc
2011-105-V	Jimmie Daniels

2011-106-V	Positive Images Plus LLC
2011-132-V	Deerwood Gainesville Partners
2011-240-V	Lauren Gerzine
2011-265-V	Accent MD Property Management
2011-266-V	RBC Bank
2011-267-V	RBC Bank
2011-268-V	Alcomi Corp
2011-270-V	Au & Phu
2011-273-V	Park Lane Venture I LLC
2011-274-V (2) (3)	Park Lane Venture LLC
2011-293-V	E Group Engineering & Const
2011-322-V	Paul Brady
2011-325-V	Agnes Rodriquez
2011-326-V	Jeffrey & Colleen Komatz
2011-327-V	Terry & Lynn Fulton
2011-328-V	John & Melvina Cutright
2011-329-V	Rusi Charna
2011-330-V	Bernard & Stefanie Bertrand
2011-331-V	Atkins Commerce Center Ltd
2011-332-V	Atkins Commerce Center Ltd
2011-333-V	Atkins Commerce Center Ltd
2011-334-V	Anmol LLC
2011-335-V	Imperial Distributors of FL
2011-339-V	Donald John Regan Jr
2011-350-V	HVC Partners LLC
2011-351-V	HVC Partners LLC
2011-352-V	HVC Partners LLC
2011-354-V	Nasrin Moghadam
2011-355-V	Natasha Mogadam
2011-375-V	Gerald & Kathy Bevis
2011-400-V	Clark & Betty Hodge
2011-412-V	C-Ray Properties LLC
2011-414-V	Art Seyapura
2011-432-V	Nasrin Moghadam
2011-441-V	J.B. Thomas Trustee
2011-447-V	Ivan Solbach
2011-452-V	Merrill Pugh
2011-453-V	Merrill Pugh
2011-508-V	Rebecca F. Butler
2011-510-V	Celtic Homes LLC
2011-513-V	Cedar Ridge Apts LLC
2011-514-V	Cedar Ridge Apts LLC
2011-515-V	Cedar Ridge Apts LLC
2011-516-V	Cedar Ridge Apts LLC

2011-517-V	Art Garcia
2011-518-V	Art Garcia
2011-519-V	Art Garcia
2011-520-V	Art Garcia
2011-521-V	Art Garcia
2011-522-V	Art Garcia
2011-523-V	Art Garcia
2011-524-V	Art Garcia
2011-525-V	Art Garcia
2011-526-V	Art Garcia
2011-529-V	Susan Krugman
2011-530-V	Susan Krugman
2011-534-V	Susan Krugman
2011-537-V	Susan Krugman
2011-556-V	Eric Bath
2011-557-V	Eric Bath
2011-558-V	Eric Bath
2011-560-V	Gerald & Amanda Morris
2011-565-V	Marchesini & Marchesini & Winn Dixie
2011-566-V	Southeast Centers
2011-643-V	Saul Silber
2011-658-V	Gainesville Hotel Group
2011-659-V	Kathleen Ciotola
2011-662-V	United Equities Inc Trustee
2011-681-V	Susan Lees
2011-683-V	Tavakouli & Tavakouli
2011-684-V	James Tavakouli
2011-702-V	Albert & Lyons
2011-704-V	Pixel Properties LLC
2011-705-V	Vivian Elliott

Citizen member Smith moved to approve the Special Magistrates decision to deny Petitions 58, 59, 65, 66, 67, 71, 72, 73, 74, 82, 83, 104, 105, 106, 132, 240, 265, 266, 267, 268, 270, 273, 274 (2) (3), 293, 322, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 339, 350, 351, 352, 354, 355, 375, 400, 412, 414, 432, 441, 447, 452, 453, 508, 510, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 529, 530, 534, 537, 556, 557, 558, 560, 565, 557, 558, 560, 565, 566, 643, 658, 659, 662, 681, 683, 684, 702, 704, and 705. The motion carried 5-0.

- Petitions relating to assessments

Petition #

[Recommends Approval](#)

2011-216-V	Florida Rock Properties Inc
2011-274-V (1)	Park Lane Venture VII LLC
2011-405-V	Tyagiji LLC

School Board member Sharpe moved to approve the Special Magistrates decision to approve Petitions 216, 274 (1) and 405. The motion carried 5-0.

- Petitions relating to assessments of Tangible Property

<u>Petition #</u>	<u>Recommends Denial</u>
2011-088-T	Lowe's
2011-089-T	Lowe's
2011-090-T	Lowe's
2011-699-T	Tiger Bay

Citizen member Ramos moved to approve the Special Magistrates decision to deny Petitions 88, 89, 90 & 699. The motion carried 5-0.

<u>Petition #</u>	<u>Recommends Approval</u>
2011-663-T	Dolgencorp LLC

School Board member Sharpe moved to approve the Special Magistrates decision to approve Petition 663. The motion carried 5-0.

6. Invoices from Magistrates and VAB Attorney (No action needed for review)
7. Petitions in Protest (Parties will be given 5 minutes each)

Petitions being Protested by Ed Crapo, Property Appraiser

Petitions relating to assessments of Tangible Property

<u>Petition #</u>	<u>Recommends Approval</u>
2011-275-T	Florida Rock Industries Inc

Citizen member Ramos moved to approve the Magistrates recommendation to approve Petition 275. The motion carried 5-0.

Petitions relating to assessments

Petition #

[Recommends Approval](#)

2011-253-V

Inland American Lodging

Citizen member Smith moved to approve the Magistrates recommendation to approve Petition 253. The motion carried 4-1 with School Board member Sharpe voting "NAY".

2011-254-V

Sears Roebuck & Co

Citizen member Smith moved to deny the Magistrates decision to approve Petition 254 and send back to Magistrate to review possible violation of 193.001. The motion failed 2-3 with Commissioner DeLaney, Commissioner Baird, and Citizen member Ramos voting "NAY".

Citizen member Ramos moved to approve the Magistrates recommendation to approve Petition 254. The motion carried 3-2 with School Board member Sharpe and Citizen member Smith voting "NAY".

2011-407-V

Alarion Bank

Citizen member Ramos stated he is employed by Alarion Bank so he would be unable to vote.

School Board member Sharpe and Commissioner Baird stated they were stockholders of Alarion Bank.

Citizen member Smith moved to continue Petition 407 until the next VAB meeting. The motion carried 5-0.

Authorize the Chair to sign the Decisions of VAB (Form DR-485V) for each final recommendation made today.

Citizen member Smith moved to authorize the Chair to sign the decisions of the VAB (DR485V) that were approved today. The motion carried 5-0.

The meeting was adjourned at 3:46 p.m.